

SEND TAX NOTICE TO:

Joby Warren Blackburn and Sommer Shelfer
Blackburn
117 Waterloo Bend
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100503

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Million Fifty Thousand and 00/100 Dollars (\$1,050,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Andrew Joseph Milazzo and Elizabeth Sherota Milazzo**, acting through **Andrew Joseph Milazzo**, his/her attorney-in-fact, a married couple, whose address is 201 Cahaba Oaks Trail Indian Springs, AL 35124, (hereinafter "Grantor", whether one or more), by **Joby Warren Blackburn and Sommer Shelfer Blackburn**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Joby Warren Blackburn and Sommer Shelfer Blackburn**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **117 Waterloo Bend, Birmingham, AL 35242**, to-wit:

Lot 17, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$735,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

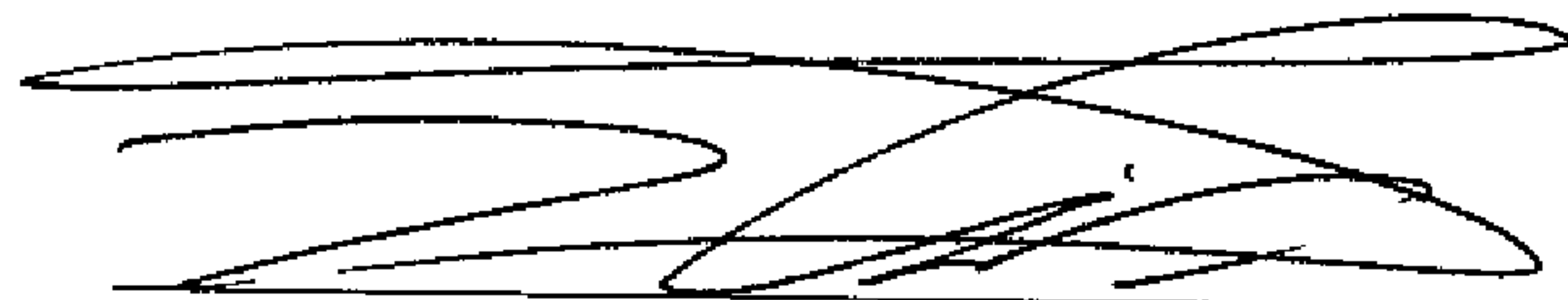
IN WITNESS WHEREOF, Grantors, Andrew Joseph Milazzo and Elizabeth Sherota Milazzo, by Andrew Joseph Milazzo , as attorney-in-fact, has hereunto set his/her signature and seal on this 28th day of June, 2021.


Andrew Joseph Milazzo


Elizabeth Sherota Milazzo by Andrew Joseph Milazzo attorney in fact

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , whose name as attorney in fact for Andrew Joseph Milazzo and Elizabeth Sherota Milazzo by Andrew Joseph Milazzo attorney in fact, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Andrew Joseph Milazzo and Elizabeth Sherota Milazzo by Andrew Joseph Milazzo attorney in fact on the day the same bears date. Given under my hand and official seal on this 28th day of June, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2021 08:32:53 AM
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